



MOSHANNON VALLEY ENTERPRISE CENTER

SPACE AVAILABLE IMMEDIATELY

SPECIFICATIONS:

- LOCATION:** Philipsburg, Pennsylvania is located halfway between Clearfield in Clearfield County and State College/Penn State University in Centre County
- HIGHWAYS:** One-quarter mile from PA Route 322; 10 miles to Interstate 99 in Centre County and 10 miles from Interstate 80 in Clearfield County
- SPACE AVAILABLE:** 22,000 sf.; approx. 50% of the space is air conditioned
- ELECTRIC/LIGHTING:** Electricity is provided by Penelec/First Energy; main service is 1600 amps; 480/277/110 3-phase service is available; service is separately metered; combination of metal halide light fixtures and fluorescent lighting throughout the space
- HEAT:** Ceiling mounted Reznor-style, gas powered heating units; gas service is separately metered
- CEILING HEIGHT:** 14 ft. to the steel beams in the ceiling area
- LOADING DOCKS:** Private loading docks at both truck level and ground level; direct access to five other truck level bays and one ground level dock
- SPRINKLER SYSTEM:** Fully sprinklered
- AIR:** Air tank is available for an air compressor
- VENTILATION:** Ceiling mounted ventilation units located throughout
- OFFICES:** Air conditioned offices and conference room are available; a larger conference room is available for use free of charge within the Moshannon Valley Enterprise Center; private restrooms available
- MAINTENANCE:** The Moshannon Valley Economic Development Partnership (MVEDP) provides two full-time maintenance staff to assist with all projects
- LEASEHOLD IMPROVEMENTS:** The MVEDP will consider all requests for leasehold improvements; in most cases, the MVEDP will provide the labor, and the business tenant will pay for all materials; the MVEDP may also finance the leasehold improvements
- OFFICE SPACE:** The Moshannon Valley Enterprise Center is a 210,000 sf. multi-tenant building; additional space can be made available to business tenants